

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/(954) 797-1101

PREPARED BY: David M. Abramson, Acting Deputy Planning and Zoning Manager

SUBJECT: Site Plan Modification Application: SPM 2-6-06/06-46/Russell Commons/7800 Davie Road Extension/Generally located on the Northwest corner of NW 78th Avenue and Davie Road Extension

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SPM 2-6-06/06-46/Russell Commons

REPORT IN BRIEF:

The petitioner (Associated Engineers of South Florida, Inc.) is requesting site plan modification approval for a 6,944 square foot addition to an existing 6,606 square foot commercial building, total façade renovation and update of amenities including parking area and landscaping. The addition will consist of seven (7) commercial bay areas to add to the existing six (6) bay areas. There are no records of the existing site since the property was developed prior to annexation. A Variance Application has been requested to reduce the side setback to 1.15 feet for the existing portion of the building.

The petitioner is proposing an addition to the existing building as well as a total façade renovation. The modern architectural design proposes architectural elements such as towers, columns, arches, arched parapets, and tile roof. The petitioner is proposing finishes and materials such as stucco banding, decorative molding, tinted glass, aluminum storefront windows, round decorative ceramic tiles, and stucco recess. The proposed earth colors include tones beige and browns.

Vehicular access onto the subject site is through an existing driveway along Davie Road Extension and an existing driveway along NW 78th Avenue. The proposed vehicular area will be accessible from internal parking aisles. The subject site presently meets parking regulations as required by Land Development Code.

The petitioner's site design meets the intent of the B-2, Community Business District. The proposed site plan modification is consistent with the Land Development Code as it relates to access, location, size, and use with the exception of the loading area location. The petitioner's proposed project does not exceed what was anticipated by the Future Land Use Plan Map designation of Commercial. The proposed site plan modification for the addition to an existing commercial building is a consistent use along Davie Road Extension.

PREVIOUS ACTIONS:

CONCURRENCES: At the August 7, 2007 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to the following changes to the staff's recommendations: 1) recommendation one and recommendation three are deleted; 2) in lieu of numbers one and three, the applicant shall modify the truck loading dock to open up the entrance to a wider radius opening and review the change with staff prior to submitting for building plans; and 3) the staff modification number two shall be modified to read – Staff recommends that the petitioner place a note on the site plan indicating that both medical office and beauty salon use ~~would~~ may not allow the proposed site plan to meet the minimum parking requirements as per the Land Development Code, Section 12-208 (A)(29)(a). In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – absent; Mr. Venis – absent. **(Motion carried 3-0).**

Staff has no objections to the Site Plan Committee recommendations.

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

1. Staff recommends relocating the location of the proposed 10'x35' loading area. Staff does not believe this location is ideal for truck maneuverability when utilizing the loading area.
2. Staff recommends that the petitioner placed a note on the site plan indicating that both medical office and beauty salon use may not allow the proposed site plan to meet the minimum parking requirements as per the Land Development Code, Section 12-208 (A)(29)(a).
3. Staff recommends Public Participation process to be done prior to Town Council hearing.

Attachment(s):

Staff Report, Site Plan

Exhibit “A”

Application: SPM 2-6-06/06-46/Russell Commons

Original Report Date: 7/25/07

Revision(s): 8/9/07

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Ralph Russell & Melinda Russell

Address: 3850 SW 131st Terrace

City: Davie, Florida 33330

Petitioner:

Name: Associated Engineers of South Florida, Inc.

Address: 5450 Griffin Road

City: Davie, Florida 33314

Phone: (954) 689-7464

Background Information

Application Request: The petitioner requests site plan approval for an addition to an existing commercial building.

Address: 7800 Davie Road Extension

Location: Generally located on the Northwest corner of NW 78th Avenue and Davie Road Extension

Future Land

Use Plan Map: Commercial

Existing Zoning(s): B-2, Community Business District

Proposed Zoning(s): n/a

Existing Use(s): Commercial building

Proposed Use(s): Commercial building

Parcel Size: 1.59 Acres (69,420.50 square feet)

Proposed Density: n/a

		<u>Surrounding Land</u>		
		<u>Use</u>	<u>Plan</u>	<u>Map</u>
		<u>Designation(s):</u>		
North:	Residential Development	Residential 5		
DU/Acre				
South:	City of Hollywood	City of Hollywood		
East:	Commercial Development	Commercial		
West:	Commercial Development	Commercial		

		<u>Surrounding Zoning(s):</u>
North:	RM-16, Residential Multifamily	
South:	City of Hollywood	
East:	B-2, Community Business District	
West:	RM-10, Residential Multifamily	

Zoning History

Related zoning history:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation. *Existing development was also in place at time of annexation.*

Previous requests on same property: n/a

Concurrent Request(s) on same property:

Variance application (V5-2-07), the petitioner, Associated Engineers of South Florida, Inc., requests a variance from the required twenty (20) foot side setback abutting residential zoned properties **TO:** provide a side setback of 1.15 feet along the western property line.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J) B-2, Community Business District: The Community Business (B-2) District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited services needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-54), Conventional Nonresidential Development Standards for B-2, Community Business District, minimum lot area 52,500 sq. ft., maximum building coverage 40%, and minimum landscape ration requirement is 30%.

Land Development Code (Section 12-208 (A)(29)), Requirements for off-street parking: Minimum parking requirement of one (1) space for each two hundred fifty (250) square feet of retail use.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is

characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 112.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The petitioner (Associated Engineers of South Florida, Inc.) is requesting site plan modification approval for a 6,944 square foot addition to an existing 6,606 square foot commercial building, total façade renovation and update of amenities including parking area and landscaping. The addition will consist of seven (7) commercial bay areas to add to the existing six (6) bay areas. There are no records of the existing site since the property was developed prior to annexation. A Variance Application has been requested to reduce the side setback to 1.15 feet for the existing portion of the building.
2. *Architecture:* The petitioner is proposing an addition to the existing building as well as a total façade renovation. The modern architectural design proposes architectural elements such as towers, columns, arches, arched parapets, and tile roof. The petitioner is proposing finishes and materials such as stucco banding, decorative molding, tinted glass, aluminum storefront windows, round decorative ceramic tiles, and stucco recess. The proposed earth colors include tones beige and browns.
3. *Access and Parking:* Vehicular access onto the subject site is through an existing driveway along Davie Road Extension and an existing driveway along NW 78th Avenue. The proposed vehicular area will be accessible from internal parking aisles. The subject site presently meets parking regulations as required by Land Development Code.

4. *Lighting:* The petitioner is proposing light poles throughout the proposed parking areas. The lighting design meets Land Development Code requirements with maximum foot-candles of 1 at the property lines.

5. *Signage:* The petitioner's signage is not part of this site plan modification application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The petitioner's landscaping meets the minimum requirements as indicated in the Town of Davie, Land Development Code, B-2, Community Business District. The landscape plan indicates new Pigeon Plum, Dwarf Fire Bush, and Red Tip Cocoplum as typical planting Live Oak, Silver Buttonwood, Buttonwood hedge, and Cocoplum hedge.
7. *Drainage:* Approval from appropriate drainage district shall be obtained prior to final Planning and Zoning Divisions signing-off of plans and the issuance of any site development permits.
8. *Trails:* There are no trails abutting this site.
9. *Flexibility Rule:* The petitioner is not proposing to utilize the flexibility rule in accordance with this site plan modification application.
10. *Waiver Request(s):* The petitioner is not requesting waiver accordance with site plan modification application.
11. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire.
12. *Compatibility:* The proposed addition to an existing commercial building is a consistent use along Davie Road Extension. Additionally, the proposed site plan modification can be considered compatible and is permitted with residential uses east of Interstate-75.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. This project will require Central Broward Water Control District (CBWCD) approval prior to being scheduled to a public meeting (Town Council or Site Plan Committee). A petitioner may proceed with a project to public meetings provided that a letter of acknowledgement, indicating that the petitioner and owner have been informed this item may be tabled by the Town Council or applicable Committee without the proper CBWCD approval.
2. As per § 12-107 (D) (5) (a), Davie Road is consider an arterial street, therefore, a twenty (20) foot landscape buffer is required by code. Additionally, the proposed

5' dimension from the corner of a parking stall to the property line does not meet this code requirement.

Engineering Division:

1. Provide CBWCD approval prior to site plan approval.
2. Provide roadway and drainage improvements for NW 78th Avenue and Davie Road Extension.
3. Off-site roadway and drainage improvements must be provided as applicable based on current roadway conditions. A notation needs to be shown on site plan.

Staff Analysis

The petitioner's site design meets the intent of the B-2, Community Business District. The proposed site plan modification is consistent with the Land Development Code as it relates to access, location, size, and use with the exception of the loading area location. The petitioner's proposed project does not exceed what was anticipated by the Future Land Use Plan Map designation of Commercial. The proposed site plan modification for the addition to an existing commercial building is a consistent use along Davie Road Extension.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

1. Staff recommends relocating the location of the proposed 10'x35' loading area. Staff does not believe this location is ideal for truck maneuverability when utilizing the loading area.
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Site Plan Committee Recommendation

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Town Council Action

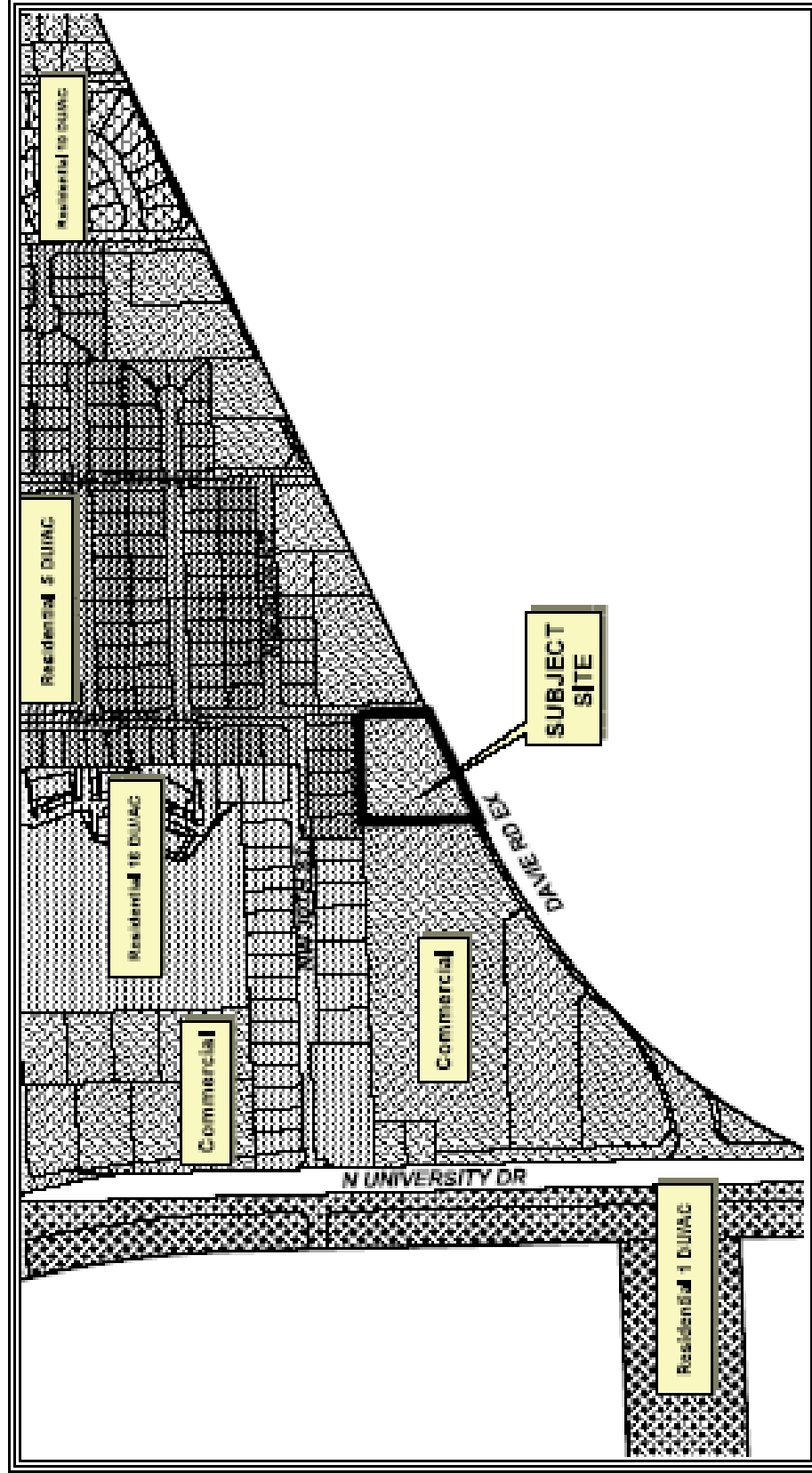
Exhibits

1. Future Land Use Plan Map
 2. Aerial, Zoning, and Subject Site Map
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Prepared by: _____
Reviewed by: _____

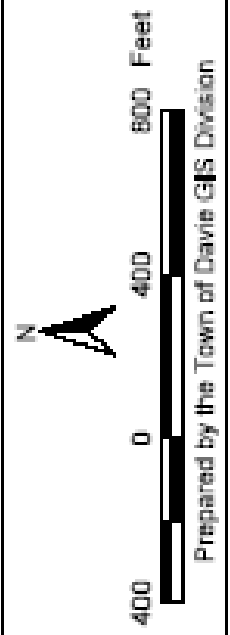
*File Location: P&Z\Development Applications\Applications\SPM_Site Plan Mod\SPM_06\SPM 2-6-06 Russell
Commons*

Exhibit 1 (*Future Land Use Map*)



SITE PLAN **SP 2-6-06** **Future Land Use Map**

Prepared By: ID
 Date Prepared: 3/23/06



Prepared by the Town of Davie GIS Division

Exhibit 2 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/31/04



400 0 400 800 Feet



Prepared by the Town of Davie GIS Division



SITE PLAN **SP 2-6-06** **Zoning and Aerial Map**

Prepared by: JD
Date Prepared: 3/23/08

